

REAL ESTATE DOINGS

Few Sales Reported by the Leading Brokers.

RESIDENCE PROPERTY ACTIVE

Preparations Being Made for Sale of Lots at Berwyn, Md.—Growth of Suburbs in that Direction—It Promises to Be a Seat of Manufacture. Wide Streets Provided.

The real estate market has been dull during the week, so far as large sales are concerned, though the movement of small residence property and lots in the suburban subdivisions has been fairly active. Brokers assign the cause to disturbed money conditions, and the fact that buyers of real estate are now supplied with what they want, and are not at present looking for bargains. Several brokers say that deals of good proportions are pending, but in some cases they do not work out, and in others there are legal tangles in the matter of title that take time to straighten out.

One of the principal sales reported during the week was the conveyance of two lots fronting on Connecticut avenue and running through to Nineteenth street, on which the new owner, George Whitell, will soon erect a residence. The site lies near Dupont Circle, in the best of the residence section. The deal was made through the office of J. B. Wimer.

Brokers Report Sales.

Peachy & Hagner yesterday announced several sales, as follows:

To Dr. L. B. Johnson, for A. G. Beyer, the residence at 1307 Connecticut avenue, for \$35,000. The house is three stories high and built of brick and stone. It has a frontage of twenty-seven feet on Connecticut avenue and joins the corner of Rhode Island avenue. The deal was consummated in connection with Fitch, Fox & Brown.

To a purchaser whose name is withheld, the vacant lot on Twenty-second street, adjoining the home of Gen. Corbin, now occupied by Senator Bulkley, of Connecticut. The property was sold for W. D. Green for \$14,000.

For Mrs. C. A. Riedel, to Commander Spencer S. Wood, U. S. N., the property at 163 Twenty-second street. The house is three stories and basement, and has a frontage of twenty-two feet. It joins the former residence of Philip Mauro, which the same firm recently sold to Commander J. J. Knapp, U. S. N. The house stands opposite the site which Gen. Kearney has purchased, on which he intends to erect a residence.

To Mr. Throp, three lots on R street northwest, having a combined frontage of sixty-three feet and joining his residence at the northeast corner of Twenty-second and R streets northwest. The purchase price was \$18,000.

Pushing Sales at Berwyn.

The Greater Washington Realty Company is preparing for its spring campaign at Berwyn. The management announces a special sale of lots there on May 1, for which free railroad transportation and luncheon for all prospective buyers. It is expected that a large number of the opportunity offered to go to Berwyn, look over the subdivision, and invest their earnings in a lot or lots, where they will later build homes.

Berwyn is about five miles northeast of the city, on the line of the City and Suburban Electric Railway. This line runs through the subdivision almost in the center, and the tract fronts about 3,500 feet upon the line of street railway. A portion of the subdivision lies between the trolley line and the Baltimore and Ohio Railroad, and a larger portion lies on higher ground, east of the electric cars. The extreme boundary is the Baltimore and Washington pike. A large number of lots have already been sold at Berwyn, and preparations are being made for extensive building operations there this year.

The subdivision of the Greater Washington Realty Company lies upon the ridge extending from the city to the northeast. The land is high and sufficiently rolling to afford good drainage and sites for pleasant homes. The company is laying out streets, constructing sidewalks, and making extensive improvements in the way of beautifying the subdivision and making it attractive for home seekers. The town of Berwyn, which the subdivision joins, is a flourishing suburb, with schools, churches, stores, post-office, telephone, electric and railroad stations already established. Many Washingtonians employed in the departments and in business live there and prefer that locality to any other in the vicinity of the Capital.

Wide Streets Provided.

In laying out the subdivision the company has provided for streets forty feet wide, with the building line twenty-five feet from the front of the lots, which are wide enough to allow of building detached or semi-detached houses, thus assuring plenty of space for light and air. By the purchase of two lots the owner can provide for ample space about his home, making it entirely separate from his neighbors and providing for trees, plants, and shrubbery about it, while the advantages of the true suburban home, as distinguished from the solid blocks of bricks and mortar which disfigure the city street and crowd the population into unhealthy surroundings, which are aggravated as the city fills in the vicinity.

The prices of the lots at Berwyn, according to size and location, range from \$10 to \$4,200, which means in general a 25-foot frontage by 200 feet deep. This gives space for many country accessories, which will add to the comfort and worth of the building as soon as one's home is established.

Lies in Track of Extension.

Berwyn lies in the track of one of the most extended movements of the city population countryward. Ever since the "Maryland line" of the City and Suburban Electric road was established, the city has been rapidly advancing in that direction. First, the available locations in the District were occupied, and such flourishing colonies as East Brookland and North Langdon were established, which have not ceased to grow from the erection of the first houses. Then comes the subdivisions of Mount Ranier and others between the District line and Hyattsville, a stretch of territory that is being fast taken up by suburban home buyers. Berwyn lies just beyond and invites hundreds of investors in this class of property.

Berwyn promises to be in the near future a seat of manufacture. Through the activities of the Greater Washington Realty Company, the Carter Automobile Company will erect its factory there, beginning operations on June 1. Two other concerns are negotiating with the realty company to secure sites there, and the prospect is that several manufacturing plants will be established at Berwyn near the railroad, where transportation of fuel and material is easy. In the course of time Berwyn will naturally become one

NOTES ON BUILDING.

Edwin Gilbert & Co., of Philadelphia,

have been awarded the contract for replacing the old sandstone pillars and generally remodeling the east front of the Treasury Building. Thirty new one-piece granite columns will replace the old pillars and much of the stone work will be made new. The repairs will cost \$288,865.

Contract for supplying twenty-five elevators for the new Union Station Company, and work on their construction will begin at once. Twenty of these elevators will be for freight, two for passengers, and three will be dumb waiters run by electricity. The cost of the outfit will be \$15,000.

J. J. Hempfling has about to remodel the house at 213 Massachusetts avenue northwest, according to plans designed by L. Morris. The builder will be C. T. Langley, and the cost is estimated at \$4,500.

Mrs. Joseph Beale will erect a four-story residence at 230 Massachusetts avenue northwest, to cost \$70,000. The plans were drawn by G. Brown and Thomas Nolan is the builder.

A permit has been issued in the name of Frederick Eichberger for the construction of a three-story brick dwelling at 212 Bancroft place northwest, according to plans prepared by A. B. Heaton. John Nolan is named as the builder, and the cost of the construction is placed at \$15,000.

Howard Resende is preparing to erect a handsome residence on the west side of Nineteenth street, near S. G. O. Totten, in preparing the plans, has designed an Italian front, with the remaining exterior to be finished in stucco. The house will be 45 ft. 6 in. and two stories high.

Andrew W. Lukel has prepared the plans and will himself superintend the construction of six two-story brick dwellings at 23 to 33 R street northwest.

The S. W. Maddox Company, builders, will remodel and make repairs to the dwelling of Mrs. K. S. F. Falconer, at 718 Thirtieth street northwest, according to plans prepared by C. E. Webb. The cost is estimated at \$4,000.

I. L. Stavehn has prepared the plans and J. B. Hammond will erect a bell tower on the Cathedral grounds of the Protestant Episcopal foundation, on Wisconsin avenue. The estimated cost is \$1,200. The tower will be used for temporary purposes until the completion of the proposed cathedral.

John Hough will build for A. Behrend, at 1238 to 1242 H street northeast, three one-story brick stores, at a cost of \$6,000. Julius Gemmiller prepared the plans.

Capt. John S. Sewell, constructing officer at the United States Soldiers' Home, has advertised for bids to construct two sets of officers' quarters and for the construction of an iron fence about the grounds. The officers' quarters will be three stories high and stand 35 ft. 4 in. upon the ground. They will be built of brick, with stone trimmings, reinforced concrete floors, slate roof, and galvanized iron cornice. Wood, Dunn & Deming prepared the plans.

Marsh & Peters have prepared plans for the erection of an office building for H. K. Fulton, at 728 Thirtieth street northwest. It will be four stories high, with 29.9 feet on Thirtieth street, by 100 feet deep. The materials will be brick with stone trimmings. The construction has been let to William S. Spencer, the builder.

C. A. Didden & Son have completed plans for remodeling and building an addition to the hotel near the corner of New Jersey avenue and C street southeast, at a cost of \$15,000. Thomas C. Henderson has been awarded the contract for the construction. Albert Carry is the owner.

Julius Wenig has completed plans for three two-story brick dwellings to be erected for John Schold at First and O streets northwest.

John Morris will erect four two-story brick dwellings and one brick stable on U, near Seventeenth street northwest, to cost \$17,000. A. B. Mullett & Co. are the architects.

A two-story pebble dash and frame dwelling will be built for Nich. Klein on Connecticut Avenue Terrace, after plans drawn by Frederick Fletcher.

MT. VERNON LODGE REUNION.

Knights of Pythias Celebrate Their Fortieth Anniversary.

Mount Vernon Lodge, No. 5, Knights of Pythias, celebrated in its Castle Hall, at the Pythian Temple last week, the fortieth anniversary of its institution. The celebration was in the nature of a reunion of the members and their families, joined by friends of both from the great outside. The order of exercises consisted of a speech by Past Chancellor Burton T. Doyle, chairman in charge of the entertainment, music, songs, and refreshments.

Mr. Doyle's remarks were devoted to the objects, aims, and uses of the order. Miss Marie Johnson sang a soprano solo, accompanied by Mrs. Crismond, and was heartily endorsed. She was followed by Harry H. Doyle, chairman, and Mrs. Fulmer. Mrs. Marguerite Gately, Miss Ella Strother also sang.

The committee in charge was composed of Burton T. Doyle, chairman; Henry Thomas, Hugh E. Armstrong, William A. Bayless, William W. Kirby, Robert P. Vinal, Willard S. Robbins, and John M. Kline, Jr.

My weary soul had battled with Fear's stubborn foe; Had listened to Earth's wallings—had felt her throbs of woe; Had sought with inner vision, as those in gloom who wait The advent of Hope's astral above the wrecks of Fate!

Then, lo! from out a cloud-rift emerged an angel form; In stately, measured movement, as one to rule the storm; Her perfect, radiant features shone thro' the gloom of night; Her rippling, trailing tresses reflecting golden light.

Was this a shining herald on wing from Mercy's Throne, Unio a distant planet God's favor to make known; Or would a sounding trumpet announce Millennial birth, When gentle Peace should hover above a purer earth?

No; so; electric currents had flashed from star to star That Luna's cloudy chariot was her triumphal car; And constellated glories of countless diadems!

The angel form rose upward, majestic and serene, The earth, in adoration, viewed the resplendent scene; And Nature, in her majesty, beheld at Night's high noon, Ascending to the zenith, the Goddess of the Moon!

Washington, D. C., April 20, 1907.

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(For The Washington Herald.)

THE storm has spent its fury; the hoarse winds ceased their cry; The clouds in broken squadrons traversed the lower sky; As night's enfolding curtain stretched o'er the ether main And shrouded Earth in darkness—a pall for victims slain!

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